

TRUSTEE'S SALE OF VALUABLE RESIDENCE

By virtue of an Order of the Circuit Court of Frederick County entered in a case entitled In The Matter of Farmers and Mechanics National Bank, etc. on Petition being No. 16870 Equity in the Circuit Court for Frederick County, Maryland, by order dated September 15, 1965, the undersigned Trustee will receive sealed bids for all of the right, title and interest in the hereafter described property at its office, 154 North Market Street, Frederick City, Frederick County, Maryland, on or before

OCTOBER 15, 1965

11:00 A. M. (E.S.T.)

At the above hour, such bids will be opened and the undersigned reserves the right to reject any and all bids.

The real estate for which bids will be received is more particularly described as follows:

All that lot or parcel of land located and known as 305 West Fifth Street, Frederick City, Frederick County, Maryland.

This property is improved with a two story semi-detached dwelling with a slate roof, the dwelling has an attic over the front portion and has a full size cement basement. The first floor has reception hall with open stairway to second floor, living room, dining room, kitchen, pantry and half bath. The second has three private bedrooms, hall, bath, closets in each bedroom and storage closet in hall. Attic has one finished room, but is not heated. Basement is full size with inside and outside entrances, has cement floor, heat is supplied by a relative new oil fired steam heating plant with hookup for year round hot water. Most all piping in the dwelling is copper. The Garage is frame with metal siding (2 carsize) off rear alley.

Possession will be given immediately upon ratification of sale.

For Title reference see deed from Oda E. Smith, Widow, to Charles H. Storr and Florence I. Storr, his wife, dated February 17, 1942, and recorded in Liber 433, Folio 326, one of the Land Records of Frederick County, together with equity proceedings above referred. See also Will of Charles H. Storr dated October 18, 1948 and recorded in Liber HDR 1, Folio 257, one of the Will Records of Frederick County. For plat reference see Lot No. 3, Block 3 on the Plat of the Frederick City Manufacturing and Development Company's North Western Addition to Frederick, Frederick County, Maryland, recorded in Liber W.I.P. No. 13 Folio 335, one of the Land Records fore-said.

TERMS OF SALE: Each bid must be accompanied by cash or a certified check or Treasurer's check or Cashier's check in the amount of 10% of the purchase price, payable to Farmers and Mechanics National Bank, Trustee in No. 16870 Equity. In case of acceptance of any bid such deposit will be retained until ratification of sale by the Circuit Court for Frederick County and all other deposits will be returned within five days of the opening of bids. In case all bids are rejected all such deposits will be returned with such five day period.

In case of the acceptance of any bid the balance of the purchase price must be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Taxes and all other expenses are to be adjusted to the day of sale and all costs of conveyancing, including state and federal revenue stamps, are to be borne by the purchaser or purchasers.

Inspection by appointment.

FARMERS AND MECHANICS NATIONAL BANK, FORMERLY FARMERS AND MECHANICS-CITIZENS NATIONAL BANK OF FREDERICK.

Trustee in No. 16870 Equity

BENJAMIN B. ROSENSTOCK, Solicitor

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This is to certify that the annexed Advertisement of Trustee's Sale was published in The News & Post newspapers published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than ¹⁵ days prior to sale, and the last such publication being made not more than one week prior to the 15th day of October 1965.
EXHIBIT 1

THE NEWS-POST

Filed December 28, 1965 Per *Geo. B. Delaplaine*
Geo. B. Delaplaine